

REAL ESTATE BOARD OF BROKERS OF THE CITY OF NEW YORK, NO. 111 BROADWAY. WANTS AND OFFERS.



WANTS.

FOLSOM BROS. 855 Broadway - Want tenement properties for intending purchasers, must be cleap Also, small business property or old building suitable for alteration, about \$22,000.

B. L. KENNELLY & CO. 7 Pine St. - Want tots or old building suitable for alteration, about \$22,000.

B. L. KENNELLY & CO. 7 Pine St. - Want tots or old buildings, 75x100, 30th to 44th st., west of 8th av. Also, lots or old buildings, 75x100, 30th to 44th st., west of 8th av. APTHUR C. KETCHAM, 55 Liberty St. - Wants, in the 40s, between 3th and 6th avs., house suitable for small club attent of about \$5,000 per year.

BE SELDING BROS., 149 Broadway - Want modern 20-foot house in 6th or 60th st., east of the Park, for cash purchaser. Also, applications for \$1, per cent. money on mortgage for five years; valuation, 40 per cent., amounts up to \$500,000.

WOOD & MILLER, 219 West 125th St. - Want lots or private houses for not improved corner in Harlein, sven-story apartment, price, \$150,000, mortgage, \$110,000, decirie plant, stores, &c. Also, a private house for plot on St. Nicholas av., near 120th st., price, 184,000, mortgage, \$20,000, Msc, a modern house, free and clear, for a fine corner on Morningside av. near 120th st., price, 500,000, mortgage, \$6,000.

W. C. LESTER, 8th Av. and 5th St. - Wants a small dwelling, frame or brick, Bronx of Washington Heights, \$2,000 to \$7,000. Also, lots or ing to the first on the corner on Washington Heights, \$2,000 to \$7,000. Also, lots or ing to the first on the corner on Washington Heights, \$2,000 to \$7,000. Also, lots or ing to the first on the corner on washington Heights, \$2,000 to \$7,000. Also, lots or ing to the first of any kind year my offer wanted. small dwelling, frame or brick, Bronz or Wash-ington Heights, P.500 to \$7,000. Also, lots or old buildings of any kind near my office wanted In exchange for several cattered parcels of real

stable within half mile of 37th st. and 5th ave. OFFERS.

FOLSOM BROS., \$55 Broadway — Offer five-story couple tenements near \$23 st. and 2d av., 25x160; rents, \$1,970; price, \$18,400; easy terms. Also, new elevator apartment house in the West \$0s, \$60x60x160; small amount of cash over 4s, per cent. mortgage will buy. Also, Lexington av. corner. flats and stores all rented at about \$7,800; will \$61 cheap to prompt cash purchaser; easy terms. will sell cheap to prompt cash purchaser; easy terms:

WM. C. LESTER, 5th Av. and 56th St. Offers 55th St. near 8th av., intree-story private dwelling, rox55x100; price, \$12,500. Also, both st., near 8th av., four-story private dwelling, 17x55x100; price, \$17,500. Also, both st., near Amsterdam av., small fat, two lamities on a foor; as good as a corner; price, \$25,500 easy terms, av. offer a new high-class elevator apartment house, 11th st., near to av.; rental, \$22,500; price, \$22,000; will take lots in part payment. Also, two plots of lots on Columbia College grounds; estate owning must sell.

CHAS, GRUFFITH MOSES & BRO., 1960 Amsterdam Av., *Offer a plot of 8 lots with house and stalle at a pargain; will exchange for business property. Also, a small farm in haritan or Somethie, N. J., in exchange for degant private house on vasiting ton Hel. hts. JOHN F. DOYLE & SONS, 45 William St. - Want

REAL ESTATE NEWS.

The progressive contraction in brokerage activity noted as the week advanced was no doubt largely accounted for by the distraction incident to the organization of the sound money parade and to electioneering work generally. in which real estate brokers have taken a prominent part. With the near approach of election day intending purchasers have also developed greater resourcefulness in pretexts for postponing the affixing of signatures to contracts. As, because of the prospect of a sound money victory, sellers are making no concession in prices, buyers have no reason for assuming any risk whatever in connection with the election. Under the circumstances, this week's comparatively meagronews budget by no means indicates a diminution in the confidence as to the future which began to be reflected in a moderate increase of brokerage activity some

The increased activity noted at that time was occasioned by a relaxation in the mortgage loan market, which has since undergone no change. Indeed, McKinley's resection appears to have been fully discounted by the lending institutions, so that in the matter of oans intending purchasers do not appear to have found any motive for adopting a waiting policy. A. W. McLaughlin, whose position lends weight to his opinion, said yesterday: "I do not expect any immediate radical change in rates of interest consequent upon the favorable result of the election, but look for an increasing tendency on the part of lenders to put out funds. The holding back of operations on the part of operators and builders for a long time past has had the usual effect of leaving fewer untenanted buildings on the market, and with the general increase in business in all lines which is anticipated, I look for a corresponding return of activity in building operations. In view of the active business predicted by so many competent authorities I do not expect any considerable decrease in Interest rates."

There is this difference, however, between the person who lends money on bond and mortgage and the one who buys the fee that the investment made by the former represents only 80 or 70 per cent., say, of the market value of the property, and is besides secured by the mortgagor's bond, while the buyer's invest-ment covers the full market value. The slightest shrinkage, therefore, will affect the purchase investment, while 40 or 80 per cent. of the asset's value may disappear before the mortgage investment is imperilled. This circumstance sufficiently explains the greater i caution on the part of the buyers in discounting election results, for the fact is recognized that a depreciated currency means high interest rates and that high interest rates mean low

fee values on real estate. With the removal of the last vestige of election uncertainty real estate ought on its presmerits to come in for at least a normal degree of activity. The rental income of property has been substantially increased, partly by the filling up of vacancies, partly by the restoration of excessively reduced rents to a profitable pasis. The variation in the demand for stores reflects with the accuracy of a barometer the condition of the tenantry in residential housing. Of the principal avenues the borough. Third avenue, is and has been for several years admittedly the least prosperous. Yet, while Third avenue, from Sixth street to 130th, two years ago contained 187 vacant stores, to-day it contains only eighty-four, although this number may be swelled up after election by a dozen premises which have been temporarily occupied as registration and polling places. Arthur F. Ducret reports the following

sales and exchanges Sixtleth street, 238 West, a sixteen-family tenement, 25 x 100, at \$12,500, to James McSorley. Sixtleth street, 244 West, a five-story tenement, 25x100, to a client

The two-family dwelling at Fourth street and Whiteplains avenue, Williamsbridge, 50 1100, at \$3,300 to M. Low. Twenty-first street, No. 257 to 275, Brook-

lyn, ten two-family dwellings, to Ellen Hickey. Deventh street, No. 364, a two-story Drick dwelling, to Mary Briggs, at \$6,250.

tady avenues, to M. Ducan. A Queen Anne cottage, 50x100, to M. Storer

at Minnesota and Liberty avenues, Dunton, Staten Island, at \$8,000 to Mr. Minturn.

The Leveridge country seat on the water front at West Neck Park, Shelter Island, with boats, carriages, &c., at \$10,000 Mansion at Waverley, N. Y., at \$15,000.

purchased by Dr. Carman, who expects to con- | Same property; Michee D'Amore & Co ve

Ruland & Whiting have sold for Joseph C. Baldwin to E. V. Z. Lane No. 29 Beekman street, five-story basement and sub-ceilar building about 23x1s0, at \$70,000 for C. H. Tabor to Harriest Shaw, No. 825 to 829 Flatbush avenue, corner of Linden avenue, Flatbush, Brooklyn, a four-story apartment house, at \$14,500, and for the estate of Robert Shaw to Charles H. Tabor, No. 216 Fourth avenue, Brooklyn.

The Frank I. Fisher Company has sold for a client No. 120 West Eightieft street, a four-story and busement brownstone dwelling, on a lot 20x102, 2 to C. F. Jerger.

The Wroveter Realty Company has sold for a lot 20x102, 2 to C. F. Jerger.

The Wroveter Realty Company has sold No. 137 and 139 West Forty-fifth street, a sixtory apartment hatel, on a plot 34 3x100.5, to Rowland W. McCurdy.

Henry Poss-her has sold No. 88 Division street, the number of Eldridge street, a three story brook forgement, with store, on a lot 20x2.

Sate This Co vs. John Doe and F. B. 1288tt. Co. June 1 142.50

Tony Malkowitz as Meyer Beyer et al. 142.50

Satisfied Mechanics' Liens.

Wendower av. 8 c cor Washington av. 152x 100. Consolidated Gas Flature Works vs. 100. Consolidated G the nurtheast carner of Eldridge street, a three story brack tenement, with store, on a lot 20.2x std. to David Coben, who has resold it to Jacob Fishel for improvement Charles Galewski has sold for Adolph Goldsume No. 284 Mentree street, extending through to No. 482 Cherry street, a plot 25x195.

Gilbert F. Ackerman has sold the vacant plot on the north side of Hester street, 10.8 feet east of Essex street. east of Essex street, 58 4x75, to a Mr. Froe-Heh.
William Lemberg has sold No. 197 Hester
street, old building on a lot 24.7x100.
Rufus R. Randal has sold for A. Le Moult
the vacout plot on the southeast corner of Tremont and Anthony avenues, 35x100, to br N B Van Fiten.

J. Homenie Brown & Co. and Porter & Co. were the brokers in the sale of Nos. 30s and plot 50x60.11. to Louis Stern.

The building science of the stern. The building statistics for the first ten months of this year present striking evidence of the conservatism which has so far prevailed. In Manhattur 700 buildings have been planned to cost \$41,022,470. In the first ten months of last year the corresponding figures were 1,974 buildings, to cost \$81,852,540. In The Bronx \$16 buildings, to cost \$81,850,700, against 1,805 buildings, cost. in \$16,824,177, 18st year. The Brooklyn record is 2,552 buildings, costing \$16,02,4177, 18st year.

first ten months this year, against 7,430 buildings, costing \$117,474,017, for the corresponding period of 1889.

Real Fatate Transfers. DOWNTOWN.

(South of Fourteenth #) Boulevard, se cor 102d st. 50.11875; Andrew J. Kerwin, Jr. to John O Baker, rs \$72.50, mtge \$62,000.
5611 st. 65 W. 22.8x100.5; Venetia Crawford to Martina C Davidson, rs \$15, mtge \$55,000. West End av. s w cor 71st st. 10 \$582.10; John P Clarke, referee, to Metropolitan Life in Co. 125 w 10th av. 40x100.5; Florence by guardian, to Lawson C Rich,

(Manhattan Island, north of 110th st.) 114th st, 584 W. 20x190.11; Carrie S Kennedy to Lucy C Allen, r s \$10, mtge \$20,-000... 113th st. n s. 270 w 3d av. 75x100.10; John Scheuring to Edward Muller, ', part. BRONX.
(Borough of The Brons.)

(Borough of The Bront.)

Nacele av. n e cor Academy st. 100x160;
Simon Sichel to Ernst-Marx-Nation Co.
1 s 510.

Jefferson av. w s. 100 n Columbus av. 50x100;
William F Schmidt to Wolf Burland, r s.
50c. mige \$2.50.

6th st. n s. w 's. 10t 557, map Wakefield, 25x
114; Maria I, Merrill, widow, to Jacob
Brand and wife, r s 50c.

Minnieford av. w s. 225 n Heach st. 25x100;
Annie C King et al to John H Andrews.

Home st. s s. 105 e Steiblins av. 25x106.2x
25.9x115.11; Frank A Leary to Hyman
Gluck, r s 54.50.

Lafontaine av. e. s 57.8 s Quarry road, 20x Gluck, r s 54.50.

Lafontaine av. e s. 57.8 s Quarry road, 20x 95; Johanna Schault to William Mesuk, r s \$1.50, mtge \$2.500.

Maia st. e s. 76 s Ditmar st. 29.4x100x29x 104.1, Annie C King et al to John F Condon, r s 50c. 104.1, Annie C King et at to John F Condon, r s 50c.

Ditmars st, s s, lots 747 and 748, map Elizabeth R l3 King, City Island; Annie C King et al to Thomas barton, r s \$1.

Balcom av, now German pl e s, 200 s Ras at, 75,405; John S Amea to Amelia Hellman, r s \$1, mtge \$14,000.

Elmwoodav, s s, 100 w Prospect av, 23x120.1;
John A Gray to Tommaso Giordano, r s \$1, mtge \$500.

Lots 1 to 6, 59 to 65, block 2012, map Bathgate estate; John H Judge, referee, to Richard Webber, r s \$35, mtge \$50,000.... \$5,000

Recorded Leases. 3d st. 60 E; Joseph Wolf and ano to Samuel Goldman and ano, 3 yrs. Kingsbridge road, c s. bet 175th and 176th ets. 50x100x75x100; Mary H Maloney to Thomas Mortimer, 10 yrs.

Recorded Mortgages.

(South of Fourteenth at.) [Where no interest is stated read 5 per cent.].

PAST SIDE.

(Manhattan Island, north of 110th st.) 114th st, 534 W; Lucy C Allen to Carrie S Kennedy, 1 yr.
118th st. a s. 64 w Pleasant av; Celestino De
Marco to John Stemme, 3 yrs. 6 per cent.
5th av, 1337, lease; John M Dee to Jacob Ruppert, demand, 6 per cent.

(Borough of The Brons.) Ringsbridge road, e.s. between 178th and 176th sts, lease: Thomas Mortimer to Jacob Ruppert, demand... Elmwood pl. s.s. 100 w Prospectay: Tommaso Glordano and wife to Thomas O'Conner,

Syra...
Nacyle av. n e cor Academy et; Ernst-Marx-Nathan Co to Carolina Eichterg, 3 yrs...
Home et, es, 103 e Stetblins av; Hyman Gluck to Frank A Leary, 6 yrs.
Same property: same to Winthrep A Chanler and ano, excrs. &c, 5 yrs...
Strong av, now 165d et, s., 120.2 e Tinton av; Jose Rojas, Sr, to Harlem Savings Bank, 1 yr. 2,500 Assignments of Mortgages.

Benary, Robert H, to idzzie Benary, Kennedy, Carrie S, to Herman Kerischer et al Kingenstein, Jacob, to Laemmiein and Jo-seph L Buttenwieser, Trustees of Scotch Presbyterian Church to Francis L Archer. omitted

Mechanics' Liens. Lenox Av, s e cor 112th st, 100x 100.11; same 100 11; same vs same.
100 11; same vs same.
Chion av. B. e. cor 155th st. 86.5x35 8x104.112
75. Charles Doll. Jr. vs Walter M Stafford.
Hester st. 45-45-45-45 a. John Plower vs Ed. S
Ackerman. Charles Keim and George 124th st. s s, 100 e Amsterdam av, 100x100; John W Rapp vs The Teichman & Potter

dwelling, to Mary Briggs, at \$6,250.

Fifty-second street, No. 308, Brooklyn, a three-story brick flat, 26x100, to E. L. Shultz.

Ten vacant lots at East New York and Schnectady avenues, to M. Dugan.

Amsterdam av. c s. 25.11 s 124th st, 75x100; John W Rapp vs same. 125x55; Harry W Beil vs Teichman & Potter Co... Amsterdam av. c s. 25.11 s 124th st, 75x84.7; 700,00 275.00 7th st, n w cor Lewis st, 100x75; Daniel J O'Connor vs Little Solomon and Aaron J 210.00 A new dwelling on Richmond Turnpike, taten Island, at \$8,000 to Mr. Minturn.

The Leverlidge country seat on the water tont at West Neck Park, Shelter Island, with the country seat of the water tont at West Neck Park, Shelter Island, with the country seat of the water tont at West Neck Park, Shelter Island, with the country seat of the water tont at West Neck Park, Shelter Island, with the country seat of the water tont at West Neck Park, Shelter Island, with the country seat of the water tont at West Neck Park, Shelter Island, with the country seat of the water to the water tont water to the wat Co.
Amsterdam av. cs. 24.11 s 124th st. 75x100; Isarney Goldman vs Telehman & Potter th st, 304 506 W, same as same...
Ith st, 304 506 W, same as same...
Ith st, a s, 100 c Amsterdam av, 100x100;
Dimock & Fink Co vs John Doe and P B
Lasette.

ist as, se cor 8th st. 21,2x53.10. Samuel Kahn and ano vs Leopoid Adier et all attys. Kurzman & F. Lot 224, map Van Nest Park, 24th ward, Frank T Murphy vs Edward J Sandy et al. attys. Gantz. N & McKennell.

Plans Filed for New Buildings

South of Fourteenth at 13th st. 411-417 W and 14th st. 410-412 W: three-story storage house, William Aster estate, owner. Thompson & Sharrett Co, 24 State st, architect, cost. (East of Fifth ar, between Fourteerth and 110th at. 44th st. 213-215 E. Improvement to factory; C.D. Meyer, 56th st and Broadway, owner; L. A. Goldstone, 212 W. 136th st. architect;

West of Litth ar, between Fourteenth and 110th att. oth av and 5/st st, ne con basement vanile; I nion Club, owner, Calbert & Du Tais, architects, cost, oth av. 204, improvement to restaurant and tenement, John Sciever, 55 W 85d st, owner, F Sellar, 245 W 28th st, architect, cost.... ing \$16.82, 77, last year. The Brooklyn record ing \$16.82, 77, last year. The Brooklyn record is 2,532 buildings, costing \$19,463.891, last year. The totals for the three big boroughs rear. The totals for the three big boroughs are 1,167 buildings, costing \$62,550,454, for the

Beal Estate.

Magdalena River Colonization Co.

Empire Building, 71 Broadway.

New York City.

Capital Stock, - - - \$500,000 50.000 Shares (unassessable),\$10 each THE CARTAGENA TERMINAL AND

IMPROVEMENT COMPANY, LIM-ITED, HAS A TRACT OF Three Hundred

In Republic of Colombia, S. A., on the east bank of the Magdalena River,

about five hundred miles from the coast. It is about 1,000 feet above the level of the sea, and has a frontage on the river of about 25 miles.

The property will be divided into 20 40, 80 and 100-acre farms and sold to the first 500 settlers at \$5.00 per acre, payable \$1.00 per acre cash, and \$1.00

per acre in four equal annual payments. **W**ithout Interest.

Shares of stock in our company exchangeable at any time for land in our

The Town

will be laid out in 1,000 lots of ONE ACRE EACH. Four lots in each block. The company will try and induce the pur-chasers of farms to select the town lots for their residences, independent of their farms. That is, those whose farms will be located within 3 or 4 miles of the town. If this is acceptable it will be the means of securing good, congenial society, and make our colony attractive. To those who accept of this offer a town lot will be The prices of town lots will range from

\$25 to \$50 each, and those fronting on the RIVER BOULEVARD will be \$100 each. Each town lot will have a frontage of 200 feet on two avenues. Surrounding the town site will be two rows of 20-acre farms, and the balance will be laid out in 40 to 100-acre farms. On the south of the town site a park of 100 acres will be reserved, fronting the

Public Park,

to be beautified with beautiful shade trees many of which are on the ground. At a later period a farm school will be established for the education of boys.

Magdalena River, for a

In the Town.

About 20 parks, of 4 acres each, will be reserved for the use of our settlers, and blocks, of 4 acres each, will be donated to schools, churches, public library, town hall, and benevolent societies, such as Masons, Odd Fellows, etc.

Referring to the above advertisement, we desire to say that we shall not attempt to induce any settler to locate in our col ony who has less than Five Hundred Dollars, (\$500.) simply for the reason that if he has that amount he is sure of a liv-ing for three years, by which time, if he is a capable, energetic worker, he is insured

In locating "Riverside," "Pasadena," "Ontario" and other colonies in southern California the limit was One Thousand Dollars, hence the world-wide, well-known success of those colonies.

Settlers can make sufficient to live on

the first year in poultry business, butter making, and raising corn and vegetables, bananas, plantains, etc.

In addition to the agricultural products mentioned, we have thousands of acres of all varieties of hard woods, such as Ma-hogany, Lignum-Vitae, Ebony, Oak, Spanish Cedar, Ash, Laurel, Redwoodsuitable for cabinet work. Also Cinchons, Copaiva, Sarsaparilla, Ipecacuana, Cinna-mon, Cloves, Arrow Root, Ginger Root and Ginseng Root.

Manufacturing.

We are prepared to assist and encourage any desirable manufacturing business that may seek an opening in our colony. We intend that it shall be an

Industrial Colony,

where we will have the following: Carriage and wagon factory, blacksmith shops, furniture factory, cigar factory, box factory, shoe factory, ice factory and electric plant, agricultural implement works, iron foundry, mining machinery, flour and grist mill, saw mills and within a few years other industries will follow.

Fish and Came.

Settlers will require but a limited amount of fresh meats, as there is plenty of wild game, such as deer, rabbits, hare wild turkeys, prairie chickens, plover, quail, doves, etc. All kinds of river fish abound in the Magdalena and Negro rivers sufficient for home use.

Planting and Care of Improved Places.

Mr. Elisha J. Mann, our superintendent, will plant any size tract for intending settlers with such fruit trees, cocoa, rubber trees, etc., as may be designated, contracting to carefully care for such groves or orchards until full bearing or taken possession of by its owner.

Lumber Mills.

If any lumber mill men will undertake the erection of a first-class mill our company will donate a sufficiently large tract of land to warrant them in doing so. Our settlers must have lumber to build and the railroads must have ties and sleepers. Our Pioneer Colony is sure to meet the approval of every intelligent citizen of Colombia, as, if it proves a success, other colonics will be sure to follow. We do not wish to patent our efforts to colonize in Colombia, but will aid any other similar enterprise in every way in

We desire to notify our correspondents that there is a work entitled: "THE RE-PUBLIC OF COLOMBIA," of about 130 pages, beautifully illustrated with views from all parts of Colombia, which issued by the CONSULATE COLOMBIA and can be had for ONE DOLLAR.

If you will forward that amount to this office or to the office of the Consul General of Colombia, No. 17 State Street, New York City, a copy will be forwarded to you postage paid. It is well written and perfectly reliable, and to any one thinking seriously of making their future home in Colombia, the richest and most prolific of all South American Republics, it will be one of the best investments one

City Beal Estate.

Auctioneers. Agents. h. J. Van Pait

Geo. R. Read, REAL ESTATE,

Head Office: 60 Cedar St., near Nassan. Branch: 1 Madison Ave., 23d St. Appraisers. Brokers.

Cym Fild Judson

HOUSES FOR SALE AND RENT. Hundred

fin most desirable sections of the city.

Also Westchester County and out of town properties. Telephone 2505—48th St.

WILLIAM HENRY FOLSOM, Real Estate Agent, Broker, Appraiser.

Economical management of Estates a specialty

ASHFORTH & CO., Real Estate,

No. 1509 Broadway, EDWARD ASHFORTH. Near 44th Street.

Borough of Manhattan-Sale or Rent. From Battery to 14th St., Inclusive. DESIRABLE HOUSES, 8th to 12th st., inclusive, near 5th av., prices reasonable, Follow BROTHERS, 835 Broadway. Above 14th St. -5th Av. to East River.

ON PARK AVE., A medium size house on the crown of Murray Hill for sale at less than \$60,000. Adjoining house may pos-sibly be secured also.

WHITEHOUSE & PORTER, Above 14th St., 5th Av. to North River.

AN OPPORTUNITY TO SECURE A FULL-SIZED DWELL NG n the 50s, between 5th and 6th avs. IN PERFECT ORDER. A BARGAIN

CHAS. H. EASTON & CO., 116 West 42d st. ELEGANT FOUR-STORY AMERICAN BASEMENT HOUSE, 272 West 89th St.,

STABLER & SMITH, 674 Columbus Av., near 934 St. Miscellareous.

\$6 PER WEEK TOTAL COST.—A mode people, splendid neighborhood, in the city, with all conveniences, but above all, LOW IN PRICE and offered on TERMS WHICH WILL INTEREST YOU, cossing to carry less than r nt, these are new eightor ten froms; gas, electricity, running water, only 30 minutes from Manhattan business centre, they are out of the common and worthy of your consideration. Write for particulars to L. Post Omce box 2678 New York. A TTRACTIVE RESIDENCES in Murray Hill sec tion; prices tanging from \$15,000 to \$75,000, FOLSOM BROTHERS, \$35 Broadway.

DESIRABLE picts on upper Broadway and other choice locations, with building loans. POLSOM BROTHERS, 835 Broadway. Borough of Brooklyn -Sale or Rent.

......................... SOUTH MIDWOOD, Brooklyn. Prospect Park

These ideal modern houses are fine examples of latest ar-chilecture and modern skill in construction; ready for use; best of light on four sides; broad verandas; pure air; never-failing water supply from artestan wells. South Midwood

Visit South Midwood Visit South Midwood

Election Day by a pretty trolley ride, askirting Prospect Park. Platbush car direct from the Bridge. New York is reached much quicker from Brooklyn than from Harlem or The Bronx. We will man you tree an it teresting flustrated booklet, in colors, with half tones in Colonial. Queen Anne, Eastlake and the modern styles of architecture, picturing also these 12 to 14 room ideal detached houses, handsome and conveniently arranged: \$7,000 to \$9,000, in cluding plot of 50 x 100 ft. One thousand dol lars down, balance in rasy monthly or quarterly payments. Choicest villa plots, 50 x 100 ft. \$2,000, and you will own your own home at the cost of a \$55 apartment in New York.

All titles guaranteed.

GERMANIA REAL, ESTATE CO., 1564 Flat bush Ave; New York Office, 35 Park Row.

Beautiful, Artistic Homes

30 MINUTES FROM PARK ROW. and wood street, just off Flatbushave, restricted neighborhood; stone houses of various colors and designs. Swell and square fronts. Box stoops.

Near Prospect Park, Midwood Flatbushave, restricted neighborhood; Stone houses of various colors and designs. Swell and square fronts. Box stoops. TO HOUSES TO SELECT FROM, 40 ALREADY SOLD.

These houses are modern in every particular The rooms are arranged with a view to comfort Foyer or saloon parlors. Hardwood trim through out; open piumbing, large closets, tiled bathroom dumbwalters, etc. Can be seen any day. W. A. A. BROWN, Owner

Brooklyn office, cor. Flatbush Ave. & Midwood St. New York office, 149 Broadway. Open evenings until 9. Sundays and Holidays all day. SEND FOR ILLUSTRATED BOOKLET. MORTGAGEES WILL SELL

to first applicant, 3-story flat; renied for \$564, for \$1,300 cash, the amount of accrued liens, and allow his mortgage to remain: 15% net income assured; call for particulars; open on election day morning.

J. P. SLOANE, Attorney, 887 Manhattan av., Brooklyn. TWO-FAMILY HOUSES—Two-story and basement stone fronts; just completed: all houses on blook two-story stone: 9 sold Decatur at, between Howard and Saratoga ava OTTO SINGER, Butter.

Borough of Queens-Sale or Rent.

Plushing Lorg Island - 45 minutes to Wall street;
to let, fully furnished desirable family residence towner in Europe's containing 18 rooms; open plumbing; stabiling for five horses; excellent garden, grounds contain five acres; adjoining Flushing Golf Club, three quarter mile from railroad depot; can be leased furnished for one year, or unfurnished for a term, price very reasonable to good tenant.

R. H. E. ELLIOTT, Real Estate, 62 William at. Borough of Richmond-Sale or Rent.

ARROCHAR PARK, Staten Island, delightfully located, residential district: 150 feet above tidewater, southern exposure; ocean view; even temperature, excellent drainage; schools, churches, clubs; del minutes from Battery; 10c, fare, 94 trains daily; take fetry foot Whitehall at and steam carts from St. George; each lot marked with dimensions and price; houses to let and for saic. COR. NELIUS KOLFF, 50 Broadway, or agent, Arrochar Park.

GRYMES HILL. STATEN ISLAND.

For sale at a bargain to quick buyer, gentleman's modern country have of 20 rooms, with 7-acre grounds; finely shaded: stable, fruit and vegetable garden, grand ocean view; 50 minutes from Battery; liberal terms. CORNELIUS KOLFF, 50 Broadway. HOUSES, fornished and unfurnished, in all parts of Staten Island, to let and for sale.
CORNELIUS KOLFF, 50 Broadway.

Real Estate-Out of the City.

Long Island-Sale or Rent. ONE OF THE MOST BEAUTIFUL PROPERTIES ONE OF THE MOST BEACT IN THE PROPERTIES
NORTH SHORE OF LONG ISLAND.

25 ACRES, 1,800 FT OF FINE SHORE FRONT:
GOOD BATHING AND SAFE ANCHORAGE. NO
NUISANCES NEAR. LARGE SPRINGS OF
FRESH WATER, MANY FINE OLD TREES,
FORTY-FIVE MINUTES FROM BOUSE TO ATH
ST. FERRY, SUITABLE FOR BOTH SUMMER
AND WINTER HOME. CAN BE DIVIDED INTO
TWO OR MORE PARTS. PRICES, \$2,000 TO
\$5,000 PER ACRE.

F. W. WRIGHT, Manbasset, L. 1.

Real Estate-Out of the City. New Jersey-Sale or Rent.

The Picturesque **HIGHLANDS** Above Montclair.

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